

**PUBLIC NOTICE**

**CITY OF COLORADO SPRINGS NOTICE OF PUBLIC HEARING ON ANNEXATION  
PETITION OF KARMAN LINE ADDITION NO. 1-6 CONSISTING OF 1,912.62 ACRES  
LOCATED NORTHWEST OF BRADLEY ROAD AND CURTIS ROAD INTERSECTION**

**NOTICE** is hereby given that on January 14, 2025, at 9:00 a.m. in the City Council Chambers, City Hall Building, 107 N. Nevada, Suite 325, Colorado Springs, Colorado, the City Council will hold a public hearing on the petition for annexation of the area known as Karman Line Addition No. 1-6 Annexation consisting of 1,912.62 acres and as more specifically described in Exhibit A; attached to the resolution accompanying this Notice for the purposes of determining and finding whether the area proposed to be annexed meets the applicable requirements of 31-12-104 and 31-12-105, C.R.S. and section 30 of Article II of the Colorado Constitution, to determine the eligibility of the area for annexation and to determine if the area should be annexed to the City of Colorado Springs.

The approximate boundaries and location of the proposed annexation are indicated on the map attached to this Notice. The Petition for Annexation and accompanying maps are on file in the Office of the City Clerk of Colorado Springs, City Administration Building, 30 S. Nevada, Colorado Springs, Colorado and may be inspected during normal business hours.

**WITNESS**, Sarah B. Johnson, City Clerk of the City of Colorado Springs, Colorado, this 10<sup>th</sup> day of December 2024.

/s/Sarah B. Johnson, City Clerk

Publication Dates:

1. December 14, 2024
2. December 21, 2024
3. December 28, 2024; and
4. January 4, 2025

**RECEIVED**  
DEC 16 2024  
EL PASO COUNTY  
COMMISSIONERS

**RESOLUTION NO. 193 - 24**

**A RESOLUTION FINDING A PETITION FOR ANNEXATION OF  
THE AREA KNOWN AS KARMAN LINE ADDITION NO. 1-6  
ANNEXATION CONSISTING OF 1,912.62 ACRES TO BE IN  
SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1),  
C.R.S. AND SETTING A HEARING DATE OF JANUARY 14,  
2025, FOR THE COLORADO SPRINGS CITY COUNCIL TO  
CONSIDER THE ANNEXATION OF THE AREA**

WHEREAS, petitions for annexation of the area known as Karman Line Addition No. 1-6 Annexation consisting of 1,912.62 acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on November 22, 2024; and

WHEREAS, on December 10, 2024, the City Clerk referred the Petition for Annexation to City Council as a communication; and

WHEREAS, on December 10, 2024, City Council referred the Petition for Annexation to the City Administration for review and recommendation; and

WHEREAS, the City Administration has reviewed the Petition for Annexation and recommends that the City Council find the Petition for Annexation to be in substantial compliance with Section 31-12-107(1), C.R.S.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. That the City Council finds the Petition for Annexation to be in substantial compliance with Section 31-12-107(1), C.R.S.

Section 2. The City Council hereby sets a public hearing on the Petition for Annexation for January 14, 2025, at 9:00 A.M., at Council Chambers, City Hall Building, 107 N. Nevada Avenue, Colorado Springs, Colorado, for purposes of determining and finding whether the area proposed to be annexed meets applicable requirements of Section 31-12-104 and Section 31-12-105, C.R.S. and Section 30 of Article II of the Colorado Constitution, to determine the eligibility of the area for annexation and to determine whether the area should be annexed to the City of Colorado Springs.

Section 3. The City Clerk is hereby directed to give notice of the hearing in the manner described in Section 31-12-108, C.R.S.

Dated at Colorado Springs, Colorado this 10<sup>th</sup> day of December 2024.

**LEGAL DESCRIPTION**

**KARMAN LINE ADDITION I**

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation,

being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence S83°12'03"E, a distance of 298.20 feet; thence S58°32'13"W, a distance of 346.39 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line; thence along said Center line, N00°10'13"W, a distance of 216.10, to the POINT OF BEGINNING. Containing 31,983 Sq. Ft. or 0.734 acres, more or less.

**KARMAN LINE ADDITION NO.2**

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:  
A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:  
COMMENCING at the North 1/4 Corner of said Section; thence along the North-South Center line of said Section, S00°1 0'1 3"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10i3"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line, N82°36'33"E, a distance of 938.09 feet; thence S70°05'12"W, a distance of 988.78 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line; thence leaving said Center line, N58°32'13"E, a distance of 346.39 feet; thence N83°12'03"W, a distance of 298.20 feet, to the POINT OF BEGINNING. Containing 68,575 Sq. Ft. or 1.574 acres, more or less.

### **KARMAN LINE ADDITION NO. 3**

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:  
A portion of the Northeast 1/4 of Section 11 and the Northwest 1/4 of Section 12, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:  
COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line, N78°17'07"E, a distance of 2861.87 feet; thence S74°07'00"W, a distance of 2912.83 feet, to the southeast corner of said parcel, also being a point on said Center line; thence leaving said Center line, N70°05'12"E, a distance of 988.78 feet; thence S82°36'33"W, a distance of 938.09 feet, to the POINT OF BEGINNING. Containing 202,415 Sq. Ft. or 4.647 acres, more or less.

### **KARMAN LINE ADDITION NO.4**

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:  
A portion of the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and the Northwest 1/4 of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, being more particularly described as follows:  
COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South

Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line along the following six (6) courses:

1. N77°01'21"E, a distance of 5882.93 feet;
  2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
  3. S89°26'07"E, a distance of 1563.73 feet;
  4. S89°08'51"W, a distance of 1682.73 feet;
  5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
  6. S75°21'00"W, a distance of 5783.37 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line;
- thence leaving said Center line, N74°07'00"E, a distance of 2912.83 feet; thence S78°17'07"W, a distance of 2861.87 feet, to the POINT OF BEGINNING.  
Containing 505,111 Sq. Ft. or 11.596 acres, more or less.

#### **KARMAN LINE ADDITION NO.5**

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, Township 15 South, Range 64 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line along the following three (3) courses:

1. N76°49'30"E, a distance of 5868.34 feet;
  2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1133.16 feet;
  3. N89°59'29"E, a distance of 3913.56 feet, to a point on the east line of Bradley Road as described in Reception Number 222103960;
- thence leaving said east line, N89°59'29"E, a distance of 12202.94 feet; thence S89°42'25"W, a distance of 12202.32 feet to a point on said east line of Bradley Road; thence leaving said east line along the following three (3) courses:

1. S89°42'25"W, a distance of 3930.14 feet;
  2. along the arc of a curve to the left, having a radius of 4934.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
  3. S75°32'45"W, a distance of 5798.59 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on said center line of Section 11; thence leaving said center line along the following six (6) courses:
    1. N75°21 '00"E, a distance of 5783.37 feet;
    2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
    3. N89°08'51"E, a distance of 1682.73 feet;
    4. N89°26'07"W, a distance of 1563.73 feet;
    5. Along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
    6. S77°01'21"W, a distance of 5882.93 feet, to the POINT OF BEGINNING.
- Containing 776,725 Sq. Ft. or 17.831 acres, more or less.

**RIGHT-OF-WAY**

A portion of Sections 1, 11, and 12, Township 15 South, Range 65 West, and Sections 3, 4, 5, 6, 7, 8 and 9, Township 15 South, Range 64 West, and Section 34, Township 14 South, Range 64 West, all of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North ¼ Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence along the north line of said Bradley Road Right-of-Way along the following four (4) courses:

1. N76°10'57"E, a distance of 5797.62 feet;
2. along the arc of a curve to the right, having a radius of 5105.00 feet, a central angle of 13°39'41" a distance of 1217.22 feet;
3. N89°51'34"E, a distance of 1124.08 feet,
4. N89°50'56"E, a distance of 2790.67 feet, to the northeast corner of said Bradley Road; thence along a line 30 feet north of and parallel with the North line of the Northeast Quarter of said Section 7, N89°51 '09"E, a distance of 2696.46 feet; thence along a line being 30 feet north of and parallel with the South line of the Southwest Quarter of said Section 5, N89°51 '30"E, a distance of 2643.89 feet; thence along a line being 30 feet north of and parallel with the South line of the Southeast Quarter of said Section 5, N89°51'16"E, a distance of 2643.11 feet; thence along a line being 30 feet north of and parallel with the South line of said Section 4, S89°50'09"W, a distance of 4240.68 feet, to the westernmost corner of Parcel 14 as described in Right-of-Way Dedication, as Reception Number 99008225; thence along the west line of said Parcel 14, the following three (3) courses:

1. along the arc of a curve to the left, having a radius of 938.94 feet, a central angle of 90°50'07", a distance of 1488.57 feet;

2. N00°59'58"W, a distance of 1,378.90 feet;
3. along the arc of a curve to the right, having a radius of 2,080.00 feet, a central angle of 12°50'19", a distance of 466.08 feet, to a point on the west line of Parcel 17 as described in

**Right-of-Way**

Application Number 96/1 76, as Reception Number 98152755;

thence continuing along said west line the following three (3) courses:

1. along the arc of a curve to the right, having a radius of 2,080.00 feet, a central angle of 26°50'23", a distance of 974.36 feet;
2. N38°40'43"E, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 1,920.00 feet, a central angle of 41°28'18", a distance of 1,389.73 feet, to a point on the west line of Parcel 19 as described in said Right of Way Application;

thence continuing along said west line, N02°47'42"W, a distance of 2,422.85 feet, to the West-Center Sixteenth Corner of said Section 34; thence along the East-West Centerline of said Section 34, N89°23'24"E, a distance of 160.12 feet, to a point along the east line of said Parcel 19; thence leaving said East-West Centerline, along said east line, S02°47'42"E, a distance of 2,416.75 feet; thence along the arc of a curve to the right, having a radius of 2080.00 feet, a central angle of 5°33'37", a distance of 201.85 feet to the northeast corner of said Parcel 17; thence along the east line of said Parcel 17 the following four (4) courses:

1. along the arc of a curve to the right, having a radius of 2080.00 feet, a central angle of 35°54'41", a distance of 1,303.69 feet;
2. S38°40'43"W, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 1920.00 feet, a central angle of 39°40'44", a distance of 1,329.65 feet;
4. S00°59'58"E, a distance of 2543.98 feet, to the southeast corner of said Parcel 17;

thence along the east line of Drennan Road as described in Reception Number 099131064, S00°59'58"E, a distance of 180.00 feet; thence leaving said east line, along the south line of Drennan Road as described in Reception Number 099131064, the following four (4) courses;

1. S89°50'09"W, a distance of 5355.99 feet;
2. S89°51'16"W, a distance of 2643.69 feet;
3. S89°51'30"W, a distance of 2643.89 feet;
4. S89°51'09"W, a distance of 2694.46 feet; to the southeast corner of Bradley Road Right-of-Way as depicted on the exhibit for the Warranty Deed recorded as Reception Number 222103960; thence along the south line of said Bradley Road the following four (4) courses:

1. S89°50'56"W, a distance of 2792.19 feet;
2. S89°51'35"W, a distance of 1124.51 feet;
3. along the arc of a non-tangent curve to the left, having a radius of 4895.00', a central angle of 13°39'41", a distance of 1167.15 feet;
4. S76°10'57"W, a distance of 5848.61 feet, to the southwest corner of said Bradley Road; thence along the North-South Center line of said Section 11, N00°10'13"W, a distance of 216.10 feet, to the POINT OF BEGINNING Containing 6,615,241 Sq. Ft. or 151.865 acres, more or less.

**Norris Ranch Area**

A portion of Sections 3, 4, and 5, Township 15 South, Range 65 West, and Sections 32, 33, and 34, Township 14 South, Range 64 West, all of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

BEGINNING at the North 1/4 Corner of said Section 32; thence along the north line of the Northeast Quarter of said Section 32, S89°38'17"E (Basis of Bearings is the north line of the Northeast Quarter of Section 32, Township 14 South, Range 65 West of the Sixth Principal

Meridian, being monumented at the North 1/4 Corner of said Section by a 2-1/2" aluminum cap, properly marked, stamped PLS 22095, flush with grade and at the Northwest Corner of Section 33, Township 14 South, Range 65 West of the Sixth Principal Meridian, by a 3-1/4" aluminum cap, properly marked, stamped PLS 27270, flush with grade and measured to bear S89°38'17"E, a distance of 2597.62 feet), a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/i 6th corner shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line of said Section 33, N89°30'42"E, a distance of 1305.00 feet, to the Center-North 1/16th Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'26"E, a distance of 2623.99 feet, to the East 1/4 Corner of Said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1326.61 feet, to the Center-West 1/16th Corner of said Section 34; thence along the west line of Parcel 19 as described in Application 96/176 recorded as Reception Number 98152755, S02°47'42"E, a distance of 2422.85 feet, to the north corner of Parcel 16 as described in said Application; thence along the arc of a curve to the right, having a radius of 1920.00 feet, a central angle of 5°51'19", a distance of 196.21 feet to the northwest corner of Parcel 17 as described in said Application; thence along the west line of said Parcel 17, the following three (3) courses;

1. along the arc of a compound curve to the right, having a radius of 1920.00 feet, a central angle of 35°36'59", a distance of 1193.52 feet;
2. S38°40'43"W, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 26°50'23", a distance of 974.36 feet, to the north corner of Parcel 14 as described in said Application; thence along the west line of said Parcel 14, the following three (3) courses;

1. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 12°50'19", a distance of 466.08 feet;
2. S00°59'58"E, a distance of 1,378.90 feet;
3. along the arc of a curve to the right, having a radius of 938.94 feet, a central angle of 90°50'07", a distance of 1488.57 feet to the southwest corner of said Parcel 14;

thence along the north line of the 60' right-of-way as described in Book A, Page 78, the following two (2) courses:

1. S89°50'09"W, a distance of 4240.68 feet;
2. S89°51'16"W, a distance of 1264.61 feet, to the southeast corner of the parcel described in Reception Number 217000009;

thence leaving said north line, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Centerline, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

1. N01°01'07"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;
3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said

Section 5; thence along said Centerline, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651 .22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'2"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the POINT OF BEGINNING.

Containing 76,697,657 Sq. Ft., 1,760.736 acres, more or less.

TOGETHER WITH:

The north 30 feet of the Northwest Quarter of Section 7, Township 15 South, Range 64 West, of the Sixth Principal Meridian, El Paso County, Colorado, contiguous on the south with the Right-of-Way conveyed under Reception Number 099131064.

